

**Olentangy Facilities Committee Meeting**  
**March 4, 2020 @ 6:00 p.m.**  
**Olentangy Administrative Offices- Berlin Room**

**In attendance for the Facilities Committee were:**

- |   |   |
|---|---|
| <input type="checkbox"/> Blythe, Chuck                | <input type="checkbox"/> McCaughey, Kevin         |
| <input checked="" type="checkbox"/> Bryant, Angie     | <input type="checkbox"/> Owens, Mark              |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input type="checkbox"/> Rogers, Greg             |
| <input type="checkbox"/> Fuller, Robert               | <input type="checkbox"/> Scott, Mark              |
| <input checked="" type="checkbox"/> Hart, Bob         | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Jurawitz, Sharon  | <input checked="" type="checkbox"/> Troxell, Joe  |
| <input checked="" type="checkbox"/> Lawrence, Dan     | <input checked="" type="checkbox"/> Yanka, David  |
| <input checked="" type="checkbox"/> Lowry, Alyssa     |   |

Also in attendance were Bruce Runyon (Fanning Howey), Rob Carselle (OHS Diamond Club President), Tom Chillicki (VP OHS Diamond Club), Don Kirkham (Builder), Ryan Lucas (OHS Coach), Rob Griffiths (OHS Principal), Mindy Patrick (BOE), Melissa Griffith (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the agenda and the minutes from the February 5, 2020 meeting.

**Bob Hart moved and Dan Lawrence seconded the motion to approve the agenda. Motion carried.**

**Wes Smith moved and Frank Eisenhower seconded the motion to approve the minutes of the February 5, 2020 meeting. Motion carried.**

***Non-Standard Projects***

Rob Carselle (President of the OHS Diamond Club), Tom Chillicki (VP of the OHS Diamond Club), Ryan Lucas (OHS Baseball Coach), Rob Griffiths (OHS Principal) and Don Kirkham (Builder) attended the meeting to present a proposed indoor hitting and pitching facility for the OHS baseball program.

Rob Carselle and Coach Lucas provided a PowerPoint presentation to the members in attendance. A copy of the presentation is available upon request through the district's Business Office. The proposed facility would be similar to the indoor training facilities recently constructed at LHS and OOHS. The same builder (Kirkham Builders) would be used to construct the project, once funding was secured and needed permits and approvals obtained.

The project is being referred to as Project 18.7. This is because the proximity of OHS to Huntington Park is 18.7 miles, where the state tournament is played. Coach Lucas shared that this is part of the baseball culture at OHS and that they want their players to know how closely located they are to the professional level players downtown Columbus. They believe this to be a motivating factor for the players and that a new year-round training facility would help the players better prepare and train for the next levels.

The structure proposed is a 62 foot wide x 152 foot long steel building with a metal exterior. Proposed placement of the structure is adjacent to the baseball fields and along the roadway across from the tennis courts and football practice field. The structure is a very tight fit on the site, due to utility easements in the baseball field area.

Because the building would be placed so closely to the OHS roadway, they would try to design the exterior of the new structure to compliment the exterior of OHS. This might be accomplished through some added masonry features.

At this time, the project planners would like to know that the Facilities Committee is receptive to the project's concept and also the proposed placement of the structure at OHS. The team will continue to work on project funding and to finalize project costs, specifications and design work for the project. There are no restrooms planned for the facility at this time because they are cost prohibitive. Once the details are more complete, they will ask to return to the Facilities Committee for a final review of the project. At this time, the group is hopeful to break ground for the project by September of 2020, with completion of the facility by January of 2021.

Facilities Committee members voiced preliminary support for the project, but shared the following thoughts with the presenters:

- It is important that time be made for softball to use the facility. It is suggested that baseball begin their partnership with softball at this time relevant to the project.
- The building's design/appearance is a concern because it is so visible from the OHS campus roadway. The group should focus on design and materials that will enhance the exterior appearance of the facility on the sides most visible from the OHS roadway.
- Members suggested incorporating an athletic or OHS mural at the entrance to the new facility to perk up the appearance of the entryway. Thin brick or other similar masonry products were also suggested as other possible methods to improve the exterior design of the facility.
- Members cautioned planners relevant to the west facing of the building. The winds are strong from this direction and driving rains could cause water penetration issues if masonry or other exterior work is not planned or constructed well. Synthetic underlayment was suggested for the west side of the building to better prevent water related issues with the new structure.
- The facility at LHS uses gas heating and the facility at OOHS uses electric heating. The cost of the utilities will be invoiced back to the booster groups (using a sub-meter). As a result, the group should work toward selecting the utility that is the safest, yet the most cost effective to implement and operate for the new building.

Members thanked the project presenters for their time and asked that they return in a month or two to present their final project costs, funding, specifications and design.

### ***New Facility Planning***

Bruce Runyon from Fanning Howey attended the meeting and provided a PowerPoint update regarding the planning for New Elementary #1. A copy of the presentation is available upon request through the district's Business Office. Plans for the new elementary were submitted to Delaware County this week for their initial review. The county has been very helpful in the planning for the

project, especially considering that a project site has not yet been finalized. Mr. Runyon is hopeful that the county will be able to quickly review the project plans and to provide initial review feedback as soon as possible. This is critical for the project to maintain its timeline.

The district is hopeful that land will be gifted for the New Elementary #1 project (off of Peachblow Rd.) by a local developer. However, the proposed building site only recently passed zoning and is challenged with incomplete development issues. If the land is donated, the district will need to enter into a special "licensing agreement" to be able to build the elementary school on land that it does not own yet.

Complicating matters further is the lack of a roadway into the community leading to the proposed elementary building site. Delaware County has been fantastic with their cooperation for the project and with their plans to fast-track permanent roadway improvements for North Road. However, a temporary access road to the elementary site is still needed to facilitate the construction process for the new school. The permanent North Road roadway would likely not be complete until the new elementary school was complete.

In regard to the overall building design, Mr. Runyon reminded members that the proposed design is larger than the design used for Heritage Elementary School (HES). Design changes were driven by district enrollment growth and evolving classroom and space needs within the elementary buildings. Jack Fette from OLSD worked with district principals, teaching and media center staff to determine the number and type of new spaces needed. While similar in design to HES, the new elementary design incorporates additional classrooms, flex space and media center modifications (to make the space more open and technology friendly). Additional security features and playground accessibility elements have also been incorporated into the design for the proposed new school. However, new storm shelter provisions have not been included into the design for the new school because the requirement details have not yet been finalized at this time.

Currently, a project's funding date determines whether or not it will be exempt from the pending storm shelter requirements. If the levy passes in March of 2020, the storm shelters will not be required for New Elementary #1, #2 or Middle School #6 (because the funding would be secured and in place for the projects.) However, should the levy not pass in March of 2020, there is a possibility that the district may need to re-design and re-estimate one, two or all three of the school building projects to incorporate the storm shelter provisions. This will likely be a very costly process and expense for the district relevant to the three proposed building projects. This might also alter the timeframe in which the buildings can be constructed and opened. At this time, the preference is to open New Elementary #1 in June of 2021.

Jeff Gordon thanked Bruce Runyon for his update regarding the New Elementary#1 project and for the work that he and his team have accomplished to date. He shared that Fanning Howey's performance has been "amazing" on the New Elementary #1 project. Mr. Runyon's original timeline for the project anticipated plan review by 3/1/2020. Mr. Runyon and his team met this deadline, despite all of the unknown elements pertaining to the site development for this project. This is just another example of the value that Fanning Howey continues to bring to the district relevant to project planning and implementation.

Mr. Gordon shared that Robertson Construction has also been good to work with to date on this project. They have jumped into action to prepare to start the project as soon as the approvals and funding become available to do so. Mr. Gordon is currently working with Robertson to establish GMP #1 and GMP#2 for the project. Approval of GMP #1 on 3/26/2020 would allow for Robertson to commence with the construction process for New Elementary #1. A quick start for the project is needed to stay on track for the building to open in June of 2021.

Member Wes Smith was glad to hear that project planning for New Elementary #1 is moving along in a timely manner. However, he expressed concern for the large number of entities involved with the project that the district will not have control or influence over. The district will be dependent upon Delaware County to complete permanent roadways to the school, for the utility companies to complete utility infrastructure and connections to the school, and for the developer to complete a large number of site development items that will impact the school building and the adjacent subdivision. Committee members shared Mr. Smith's concern, but remained optimistic that all parties involved would continue to work through their project obligations for the benefit of the new school and the community.

Thinking forward to New Elementary #2 and Middle School #6, members were somewhat concerned that the potential site identified at Curve/Sweeney Roads was still relatively undeveloped in regards to needed utility infrastructure in the area. If the new schools are needed by the summer of 2023, members inquired to Mr. Runyon as to a date that design work would need to be started for the project(s). Mr. Runyon shared that an architect would likely need to start design work for the project(s) in the summer of 2020 for a 2023 building completion.

Members revisited previous meeting discussions for the following attributes to possibly be incorporated into the design for a new middle school:

- Larger cafeteria
- Larger gym (for better flow when the bleachers are out).
- Larger music rooms
- Additional science room or space

Members thanked Mr. Runyon for his input and suggested that the Facilities Committee revisit discussions for New Elementary #2 and Middle School #6 once the March 2020 levy results have been received.

### ***New Facility Planning***

Michelle Murphy reminded members in attendance that the April 2020 monthly meeting has been rescheduled to Wednesday, April 15, 2020 at 6:00 p.m. The change in the meeting date is to accommodate for Spring Break (the first week in April) and to avoid conflict with a Board meeting (scheduled the second week in April). Members shared that they would like to maybe discuss the hiring of vendors for upcoming school building projects at that meeting.

### ***Influencers Update***

Board President Mindy Patrick shared that she has been answering a lot of questions pertaining to the upcoming levy. The feedback from most of the coffee chats has been positive. The feedback on some of the Nextdoor sites has been a bit more challenging and diversified. She commends the district and OFK for their commendable and comprehensive communication efforts regarding the levy. She believes that there is a lot of good information out there on a variety of platforms for

community members to reference in making their voting decisions. She expressed the unfortunate nature of how little funding the district receives from the State of Ohio. State funding is really needed by the district to continue its operations and for the district to have to rely less on the community for funding. Additional tax dollars from commercial entities would help to relieve some of the tax implications on residents. However, the district does not have much influence in being able to attract the commercial enterprises to help off-set residential costs.

Members were hopeful that the community continues to support the district. They felt that overall the opportunities presented in the March 2020 levy package were truly more cost effective than they would be if proposed in future levy packages. This is simply due to the inflation within the booming construction industry and pending construction design requirements. They discussed that voters would likely end up with a lot less for their tax dollar if the projects planned had to be deferred.

Members discussed that the tasks that the Facilities Committee take on next will likely result from the outcome of the levy results in mid-March.

**Sharon Jurawitz called for a motion to adjourn the meeting.**

**Angie Bryant moved and Dan Lawrence seconded the motion. Motion carried.**

**The Facilities Committee meeting adjourned at 8:02 p.m.**

The next tentatively scheduled meeting is for Wednesday, April 15, 2020 at 6:00 pm.

Respectfully submitted,  
Jeff Gordon